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AGRICULTURAL LANDS (cont.)

Policies (cont.)

- (c) **Typical Uses:** Typical uses include crop production, feed and grain storage and sales, and animal raising. Agricultural processing and animal feeding and sales activities are not permitted.
 - (1) The operational characteristics of the use shall not have a detrimental impact on the existing or potential use or management of the surrounding properties; and
 - (2) The use shall not require a significant investment in facilities or permanent structures which are not compatible with the future urban development.
- (d) **Amendment:** Lands designated Agriculture-Urban Reserve shall be preserved in agricultural use until the need for additional urban land is demonstrated and infrastructure is available to service the development. A General Plan amendment shall be required before urban development is permitted.

Preservation of Agricultural Lands/Compatible Uses

- 5. Agricultural areas shall be used principally for crop production, ranching, and grazing. All agricultural support activities and non-farm uses shall be compatible with agricultural operations and shall satisfy the following criteria:
 - (a) The use requires a location in an agricultural area because of unusual site area requirements, operational characteristics, resource orientation, or because it is providing a service to the surrounding agricultural area;
 - (b) The operational characteristics of the use will not have a detrimental impact on the management or use of surrounding agricultural properties;
 - (c) The use will be sited to minimize any disruption to the surrounding agricultural operations; and
 - (d) The use will not significantly impact transportation facilities, increase air pollution, or increase fuel consumption.
- 6. All lands designated for agricultural uses and those lands designated for non-agricultural use but not needed for development for 10 years shall be placed in an agricultural preserve and shall be eligible for Williamson Act contracts.

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(cont.)**

operations, stockyards, and animal feedlots and sale yards require permits.

3. Limited Agriculture.

- (a) **Function:** The Limited Agriculture land use designation will be considered in areas of small-scale agricultural operations where the parcels are generally between five and ten acres in size outside of areas planned for urban development, and in areas zoned AL-5 and AL-10 as of the adoption of this Plan.
- (b) **Density:** The maximum density shall be one primary dwelling unit per five gross acres. The designation of appropriate parcel sizes shall be based on the predominant existing parcel size and residential density in the area.
- (c) **Typical Uses:** Typical uses include crop production, feed and grain storage and sales, and animal raising and sales. Agricultural processing activities such as canning and meat packing operations are not permitted.

4. Agriculture-Urban Reserve.

- (a) **Function:** The Agriculture-Urban Reserve land use designation will be considered in areas expected to become urban, but most likely beyond the planning period of this Plan. Such areas include:
 - (1) Urban Reserve or similar designations on a city general plan and determined by the County to be a reasonable growth area;
 - (2) areas within a city's planned urban expansion area but not needed to accommodate the urban development projected for the County's planning period; or
 - (3) areas currently undeveloped or devoted to agriculture but within the logical path of urban development of an urban community.
- (b) **Density:** The maximum density shall be one primary dwelling unit per 20 gross acres.

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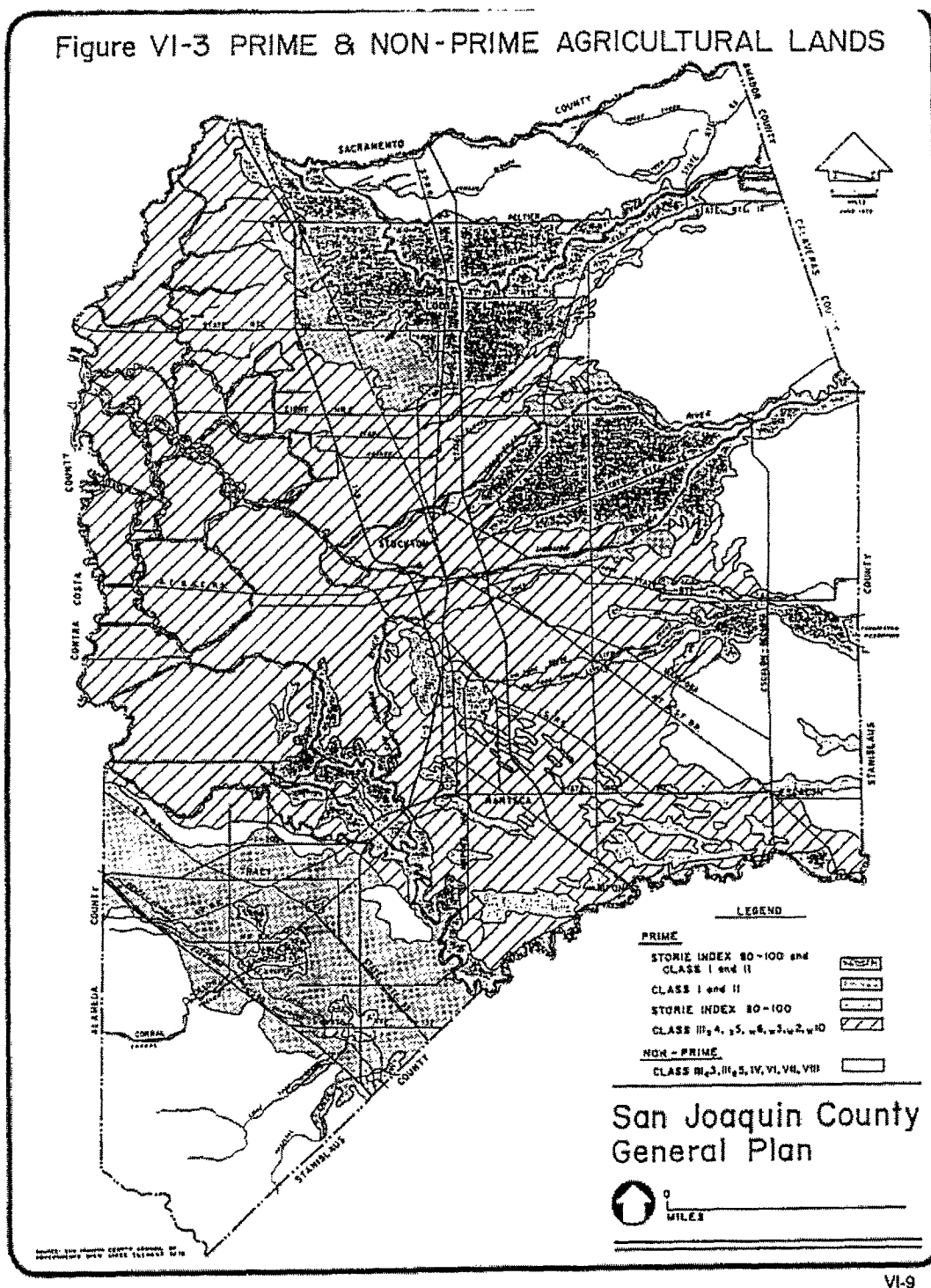
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- Objectives**
1. To protect agricultural lands needed for the continuation of commercial agricultural enterprises, small-scale farming operations and the preservation of open space.
 2. To recognize agricultural lands that contain concentrations of small-scale agricultural operations and dwellings.
 3. To minimize the impact on agriculture in the transition of agricultural areas to urban development.

Policies Agricultural Land Use Categories and Densities

1. The following agricultural land use categories shall be established to promote a range of agricultural activities and preserve open space: General Agriculture, Limited Agriculture, and Agriculture-Urban Reserve.
2. General Agriculture.
 - (a) **Function:** The General Agriculture land use designation will be considered in areas suitable for agriculture outside areas planned for urban development where:
 - (1) the soils are capable of producing a wide variety of crops and/or supporting grazing;
 - (2) parcel sizes are generally large enough to support commercial agricultural activities; and
 - (3) there exists a commitment to commercial agriculture in the form of Williamson Act contracts and/or capital investments.
 - (b) **Density:** Development density shall be a maximum of one primary dwelling unit per 20 gross acres. Additional dwelling units for farm employee housing and farm labor camps may be permitted. Minimum parcel sizes shall be 20-40 acres where irrigation water is available; 80-160 acres where water is not available for irrigation. The designation of appropriate parcel sizes shall be based on the predominant existing parcel size and residential density in the area.
 - (c) **Typical Uses:** Typical uses include crop production, feed and grain storage and sales, aerial crop spraying, and animal raising and sales. Additional activities such as resource recovery, dairy and canning

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